



County of Los Angeles CHIEF EXECUTIVE OFFICE

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WILLIAM T FUJIOKA
Chief Executive Officer

August 14, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS: FINDINGS AND ORDERS OF THE
BUILDING REHABILITATION APPEALS BOARD
(SUPERVISORIAL DISTRICT 1)
(3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following unincorporated County locations:

1931 Parkway Drive, El Monte, California 91733
903 Broadmoor Avenue, La Puente, California 91744
238 South 3rd Street, La Puente, California 91746
503 Whiteford Avenue, La Puente, California 91744

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the action is to provide for abatement of public nuisances through rehabilitation procedures. The Building Code provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs that we provide Service Excellence (Goal 1) and Community Services (Goal 6) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

FISCAL IMPACT/FINANCING

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owner. Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Title 26 of the Los Angeles County Code, the Building Code, provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owner be provided an opportunity to appear before the Building Rehabilitation Appeals Board and be heard prior to abatement of the nuisance(s) by the County. However, your Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

ADDRESS: 1931 Parkway Drive, El Monte, California 91733

FINDING AND ORDERS: The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by August 17, 2007, and maintained cleared thereafter and (b) that the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by August 17, 2007.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.

2. Overgrown vegetation, dead trees, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
3. Attractive nuisances in the form of abandoned or broken equipment, neglected machinery, refrigerators, and freezers.
4. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
5. Miscellaneous articles of personal property scattered about the premises.
6. Trash and junk scattered about the premises.
7. Garbage cans stored in front or side yards and visible from public streets.
8. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 903 Broadmoor Avenue, La Puente, California 91744

FINDING AND ORDERS: The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by August 17, 2007, and maintained cleared thereafter, (b) that the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by August 17, 2007, and (c) that the structure(s) be rebuilt to Code or demolished by September 17, 2007. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building has been fire damaged, apparently abandoned, and is open and accessible to children and others.
3. Portions of the exterior wall have been fire damaged.
4. Doors and windows are broken.
5. The roof covering over the dwelling and garage has deteriorated.

6. The roof sags and supports are inadequate.
7. Portions of the floor and flooring in the dwelling have been fire damaged.
8. Portions of the interior walls and wall covering in the dwelling have been fire damaged.
9. Portions of the ceiling joists and covering in the dwelling have been fire damaged.
10. The required heating appliance is lacking, damaged, and inoperable.
10. The nonconforming detached garage is in a state of disrepair.
11. Electrical wiring is unsafe due to fire damage.
12. The required fixtures and receptacle outlets in the dwelling are fire damaged and unsafe.
13. The dwelling lacks hot and cold running water to the required plumbing fixtures.
14. Gas and waste piping are uncapped.
15. Portions of the waste, vent, gas, and water piping are damaged.
16. The premises contain overgrown vegetation, trash, junk, and debris.
17. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

Portions of the interior of the building were not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 238 South 3rd Street, La Puente, California 91746

FINDING AND ORDERS: The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the demolition of the structure(s) be completed by August 17, 2007, and (b) that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by August 17, 2007, and maintained cleared thereafter. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building has been fire damaged and was partially demolished without permits or approvals.
3. Permits required for demolition of the structure.
4. Plans, approvals, and permits required for new construction.
5. The premises contain weeds, trash, and debris.

ADDRESS: 503 Whiteford Avenue, La Puente, California 91744

FINDING AND ORDER: The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by August 31, 2007, and maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
3. Garbage cans stored in front or side yards and visible from public streets.
4. Trash and junk scattered about the premises.
5. Camper(s) stored for unreasonable periods of time in yard areas contiguous to streets or highways.
6. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

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IMPACT ON CURRENT SERVICES (OR PROJECTS)

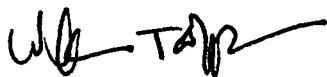
Not applicable.

CONCLUSION

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

Please return one adopted copy of this letter to the Department of Public Works, Building and Safety Division.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'W. T. Fujioka', with a long horizontal stroke extending to the right.

WILLIAM T FUJIOKA
Chief Executive Officer

WTF:LS
RP:ICP:pc

c: County Counsel